



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00107 Sandstone Ranch Unit Ten
Application Type: Major Final
CPC Hearing Date: December 5, 2013
Staff Planner: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov
Location: West of Sean Haggerty and North of Marcus Uribe
Acreage: 10.15 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-3A (Residential District)
Proposed Zoning: R-3A (Residential District)
Nearest Park: Sandstone Ranch Park (.39 mile)
Nearest School: Richardson Middle (.19 mile)
Park Fees Required: \$16,200.00
Impact Fee Area: N/A
Property Owner: Northtown Village Joint Venture
Applicant: Tropicana Development
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: GMU / Vacant
South: R-3A / Residential Development
East: R-3A / Vacant (Sandstone Ranch Unit 9 proposed)
West: R-F / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 10 acres of vacant land for 54 residential lots averaging between 5,300 to 7,700 square feet. Primary access to the subdivision is proposed from Loma Real Dr. This development is vested under the former subdivision code.

The applicant is proposing the following modifications:

- To allow a 52-foot roadway with two 16-foot driving lanes, two 5-foot parkways and two 5-foot sidewalks.
- To allow a 50-foot roadway with two 16-foot driving lanes, two 4-foot parkways and two 5-foot sidewalks.

CASE HISTORY

The City Plan Commission, at its regular meeting of September 5, 2013, voted to approve Sandstone Ranch Unit Ten on a Major Preliminary application basis. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Sandstone Ranch Unit Ten on a Major Final basis, subject to the following comments.

Planning Division Recommendation:

Staff recommends approval with the modifications. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer needs to address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed **Sandstone Ranch Unit Ten**, a major preliminary plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **54** Single-family residential dwelling lots and applicant has been granted "Vesting Rights" under the "Old-Old" code prior to February 28, 2006 which requires one acre of "Parkland" for subdivisions with 200 units or more & "Park fees" at a rate of \$300.00 per dwelling unit for subdivisions with less than 200 units therefore, applicant shall be required to pay "Park fees" in the amount of **\$16,200.00** calculated as follows:

54 Single-family dwelling lots at a rate of \$300.00 / Dwelling unit = **\$16,200.00**

Please allocate generated funds under Park Zone: **NE-6**

Nearest Parks: **Sandstone Ranch** & **Sandstone Ranch Estates**

If density /acreage is increased /decreased or the property zoning /use changes, then "Park land /fees" requirements will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

Water:

2. EPWU requires a plan and profile of the proposed Loma Real Drive and the 12-inch diameter water line described in comment 5.

3. There is an existing 8-inch diameter water main along the existing Cattle Ranch Street within Sandstone Ranch Unit 8. There is an existing 8-inch diameter water main along Bullseye Street and an existing 12-inch diameter water main along Acoma Street within Sandstone Ranch unit 4.
4. There is an existing 36-inch diameter water transmission main along Loma Real Drive and 23-feet north of the centerline of Loma Real Drive. No connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules and Regulations.
5. A 12-inch diameter water main extension will be required along the north side of Loma Real Drive center line to loop the proposed extensions along Acoma Street and Cattle Ranch Street. Water main shall extend from the western boundary line of Sandstone Ranch Unit 10 to the eastern boundary line.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main along Cattle Ranch Street within Sandstone Ranch Unit 8 and there are existing 8-inch diameter sewer mains along Acoma Street and Bullseye Street within Sandstone Ranch Unit 4. The extension of these lines will not meet the required cover by El Paso Water Utilities – Public Service Board Rules and Regulations
7. A sanitary sewer main extension from an existing 36-inch diameter sewer interceptor on Sean Haggerty Drive is necessary to provide sanitary sewer services to Sandstone Ranch Unit 10. Sanitary sewer extension shall extend from the west boundary line of the Sandstone Ranch Unit 10 to Sean Haggerty Drive. The Owner/Developer is responsible for any sanitary sewer main extension cost.

General:

8. Water and sewer service for the subdivision requires extensions from the water and sewer mains within Sandstone Ranch Unit 8, Sandstone Ranch Unit 4 and the proposed water main along Loma Real Drive.
9. A sanitary sewer main extension along Loma Real Drive will have to be constructed in coordination with Sandstone Ranch Unit 9 to provide sewer service to Sandstone Ranch Unit 10.
10. The area is located within an intermediate pressure zone off the War Highway Pressure Zone. Pressure regulating/reducing and pressure relief devices within the proposed public water distribution system are anticipated within this development. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.
11. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

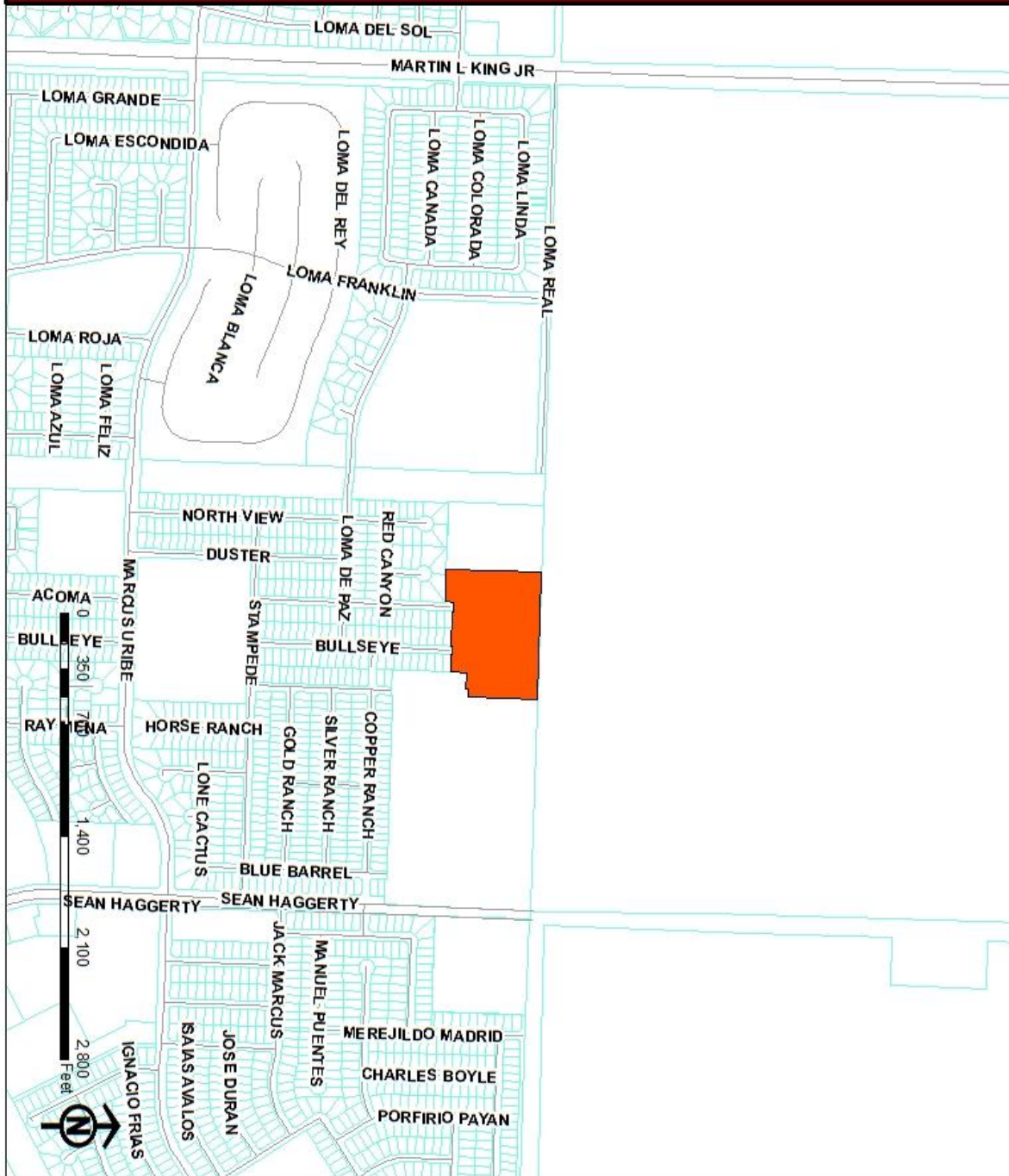
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Provide addresses on plat.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Modification Request
5. Application

ATTACHMENT 1

SANDSTONE RANCH UNIT TEN



ATTACHMENT 2

SANDSTONE RANCH UNIT TEN



ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

November 27, 2013

City of El Paso-Planning & Economic Development
222 South Campbell St.
El Paso, Texas 79901

Attention: Mr. Alejandro Palma
Lead Planner

Reference: Sandstone Ranch Unit Ten Final Plat – Modification Letter

Dear Mr. Palma:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 50 foot Roadway

This modification shall consist of a 50 foot ROW consisting of (2) 16-foot paved driving lanes, (2) 4-foot parkways and (2) 5-foot concrete sidewalks.

Modification No. 2: 52 foot Roadway

This modification shall consist of a 52-foot ROW consisting of (2) 16-foot paved driving lanes, (2) 5-foot parkways, and (2) 5-foot concrete sidewalks.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group


Jorge L. Azcarate, P.E.
Project Manager

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Jg/Jg

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: _____

FILE NO. SUSU13-00107

SUBDIVISION NAME: Sandstone Ranch Unit Ten

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 22, Block 81, Township 1, Texas and Pacific Railway Company Surveys, El Paso,
El Paso County, Texas

2. Property Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	<u>7.31</u>	<u>54</u>	Office		
Duplex			Street & Alley	<u>2.84</u>	<u>6</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School			Total No. Sites	<u>60</u>	
Commercial			Total (Gross) Acreage	<u>10.15</u>	
Industrial					

3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow and Storm Drain to Off-Site Ponding Area
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception 52' Row with 5' sidewalks,
5' parkways and a 32' pavement, 50' Row with 5' sidewalks, 4' parkways and a 32' pavement
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____

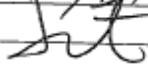


City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record Northtown Village Joint Venture, 4655 Cohen Dr., El Paso, TX 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)
13. Developer Tropicana Development, 4655 Cohen Dr., El Paso, TX 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group, 4712 Woodrow Bean, Sta. F., El Paso, TX 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024